

BOARD OF APPEAL REFERRALS

May 25, 1983

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1550 Commonwealth Avenue, Brighton

MEMORANDUM

May 25, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 6/7/83

Z-6184
Felix Soto
1056-1056a Blue Hill Avenue, Mattapan
near Arbutus Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____L-1_____	waterfront_____
	single family_____		manufacturing_____

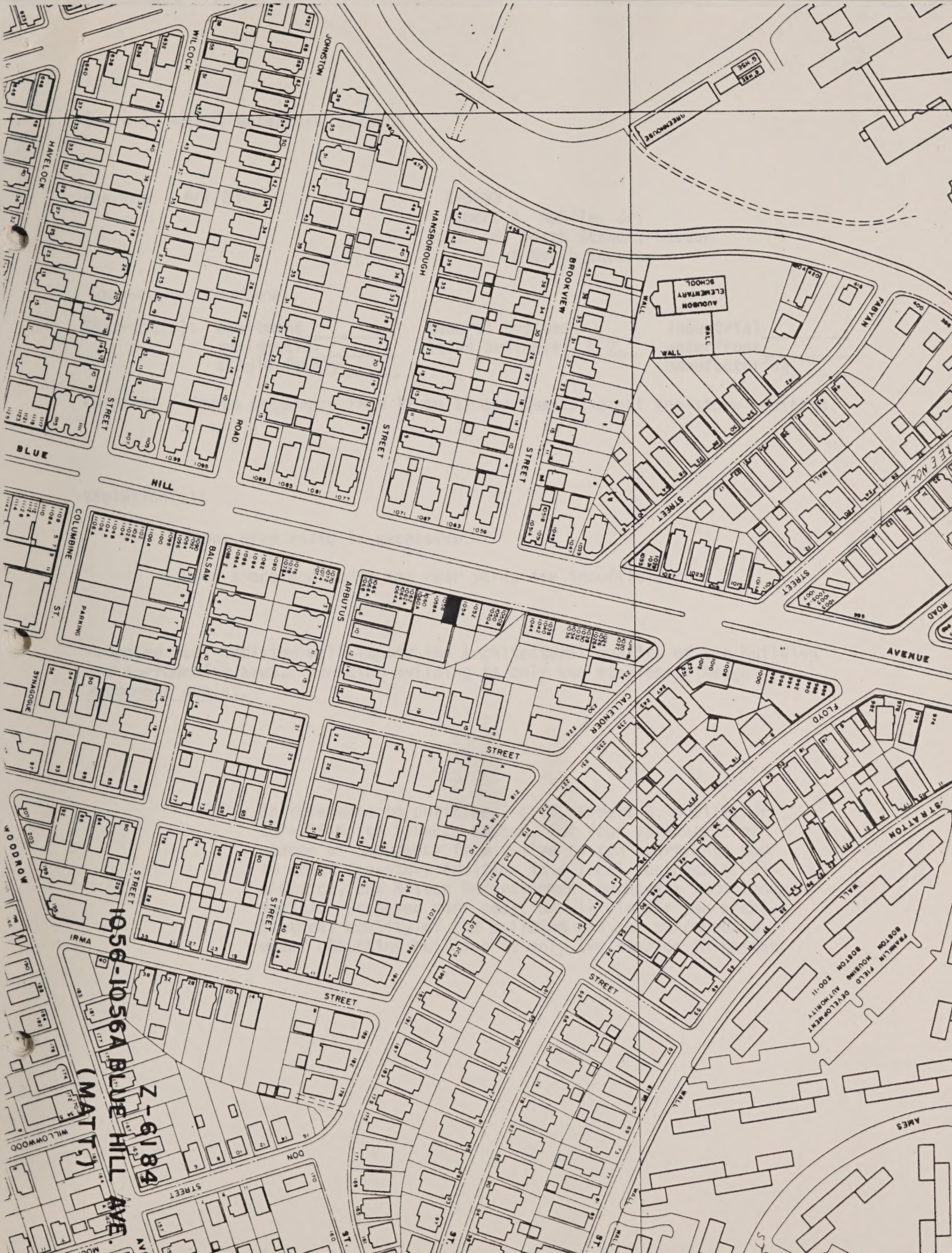
Purpose: legalize occupancy - auto body repair and garage.

Violation(s):

Repair shop garage is conditional use.

No record of legal occupancy. Facility has been in existence twenty years.
No opposition. Recommend approval.

VOTED: In reference to petition Z-6184, Felix Soto, 1056-1056a Blue Hill Avenue, Mattapan, for conditional use to legalize occupancy for auto body repair and garage in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Facility has been in existence for twenty years.



Board of Appeal Referrals 5/25/83

Hearing: 6/7/83

Z-6193
Robert A. Nobile, Jr.
187-189 North Street, Boston
at North Square

Four-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-2</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from 12 to 10 apartments; erect one-story addition.

Violation(s):

- Floor area ratio is excessive.
- Open space and front and rear yards are insufficient.

Proposed roof addition will impair the architectural quality of the building and surrounding area. Abutting building is only two stories in height.
Recommend denial.

VOTED: In reference to petition Z-6193, Robert A. Nobile, Jr., 187-189 North Street, Boston, for four variances for change of occupancy from twelve to ten apartments and to erect one-story addition in a local business (L-2) district, the Boston Redevelopment Authority recommends denial. Proposed roof addition will impair the architectural quality of the building and the surrounding area. Abutting building is only two stories in height.



PVT. JOHN
DEFILIPPO
PLAYGROUND

Z-6193

187-189 NORTH ST.
(B.P.)

Board of Appeal Referrals 5/25/83

Hearing: 6/7/83

Z-6200
Michael C. Walsh
4009 Washington Street, Roslindale
at Lesher Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from gas station to automobile glass installation.

Violation(s):

Change in conditional use.

Former vacant and blighted property is presently occupied by the automotive glass use, which is compatible with local businesses along Washington Street.
Recommend approval with provisos.

VOTED: In reference to petition Z-6200, Michael C. Walsh, 4009 Washington Street, Roslindale, for a conditional use for change of occupancy from gas station to automobile glass installation in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that no signs be allowed on public right of way; that all vehicles be parked or stored on premises.



ARNOLD
ARBORETUM

Z-6200
4009 WASHINGTON ST.
(ROS.)

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Board of Appeal Referrals 5/25/83

Hearing: 6/14/83

Z-6210

John A. Morris

39-41 Glenway Street, Dorchester
near Drummond Street

Three-story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from six- to four-family dwelling and
rear store.

Violation(s):

Retail store is forbidden use.

First-floor apartments would be converted to retail store. Proposal is a
commercial encroachment in this two- and three-family neighborhood.
Glenway Street residents are adamantly opposed; existing facilities within
area are adequate. Recommend denial.

VOTED: In reference to petition Z-6210, John A. Morris,
39-41 Glenway Street, Dorchester, for a forbidden
use for change of occupancy from six- to four-
family dwelling and retail store in an apartment
(H-1) district, the Boston Redevelopment Authority
recommends denial. First-floor apartments would
be converted to retail store. Proposal is a
commercial encroachment in this two- and three-
family neighborhood. Glenway Street residents
are adamantly opposed; existing facilities within
area are adequate.



Z-8210
39-41 GLENWAY ST.
(DOR.)

Board of Appeal Referrals 5/25/83

Hearing: 6/14/83

Z-6213

Charles E. Trafton
124 St. Botolph Street, Boston
near Durham Street

Three-story structure

District(s):	apartment	H-2	general business	_____	industrial	_____
	residential	_____	local business	_____	waterfront	_____
	single family	_____			manufacturing	_____

Purpose: change occupancy from lodging house and store to lodging house.

Violation(s):

Change in pre-existing conditional use.

Facility, accommodating nine persons, has the support of the St. Botolph Citizens' Committee. Recommend approval.

VOTED: In reference to petition Z-6213, Charles E. Trafton, 124 St. Botolph Street, Boston, for a conditional use for change of occupancy from lodging house and store to lodging house in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Facility accommodating nine persons has support of St. Botolph Citizens' Committee.



Z-6213
124 ST BOTOLPH ST
(B.P)

Board of Appeal Referrals 5/25/83

Hearing: 6/7/83

Z-6217
Thomas J. Vacirca
330a Corey Street, West Roxbury
at Brook Farm Road

1½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.3</u>		manufacturing_____

Purpose: erect accessory one-car garage to one-family dwelling.

Violation(s):

Side yard is insufficient.

Garage will tend to prevent vandalism of car. Abutter supports proposal.
Recommend approval.

VOTED: In reference to petition Z-6217, Thomas J. Vacirca, 330a Corey Street, West Roxbury, for a variance to erect an accessory one-car garage to a one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Garage will tend to prevent vandalism of car. Abutter supports proposal.

INT BENEDICT
HOLIC CEMETERY



266217
330A COREY ST.
(W.R.)

Board of Appeal Referrals 5/25/83

Hearing: 6/14/83

Z-6223

Shirley A. Jobe

31 Moultrie Street, Dorchester
near Washington Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from nursing home to two-family dwelling.

Violation(s):

Lot area is insufficient.

Vacant, vandalized structure, purchased at City auction, will be rehabilitated and owner-occupied. Proposal is consistent with one- and two-family neighborhood.

VOTED: In reference to petition Z-6223, Shirley A. Jobe, 31 Moultrie Street, Dorchester, for two variances for change of occupancy from nursing home to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Vacant, vandalized structure, purchased at City auction, will be rehabilitated and owner-occupied. Proposal is consistent with one- and two-family neighborhood.



Z-6223
31 MOULTRIE ST
(DOR.)

Board of Appeal Referrals 5/25/83

Hearing: 6/7/83

Z-6225
Warren McGlaufflin
45 Addington Road, West Roxbury
near Lyall Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

Purpose: erect one-story addition to a one-family dwelling.

Violation(s):

Side and rear yards are insufficient.

Rear addition will be constructed over existing patio. Abutters have no objection. Recommend approval.

VOTED: In reference to petition Z-6225, Warren McGlaufflin, 45 Addington Road, West Roxbury, for two variances to erect a one-story addition to a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Rear addition will be constructed over existing patio. Abutters have no objection.

(M²R)

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Board of Appeal Referrals 5/25/83

Hearing: 6/7/83

Z-6226
Frederick Goodman
54 Temple Street, Boston
near Derne Street

Five-story structure

District(s): apartment H-2-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from lodging house and store to four apartments;
erect four-story addition.

Violation(s):

Floor area ratio is excessive.

Open space is insufficient.

Building undergoing renovation-restoration. Beacon Hill Architectural
Commission has approved design. Recommend approval.

VOTED: In reference to petition Z-6226, Frederick Goodman,
54 Temple Street, Boston, for two variances for
change of occupancy from lodging house and store to
four apartments and to erect a four-story addition
in an apartment (H-2-65) district, the Boston
Redevelopment Authority recommends approval.
Building is undergoing renovation-restoration.
Beacon Hill Architectural Commission has approved
design.



FRAG

POND

BEACON

CHURCH STREET

STREET

MT VERNON

WALNUT

STREET

STREET

JOY PLACE

ST. VERNON PLACE

STREET

STREET

COMMONWEALTH OF MASSACHUSETTS STATE HOUSE

PARKING

DERME

STREET

STREET

BOWDOIN

STREET

SUFFOLK

COUNTY COURT

HOUSE

PEMBERTON SQUARE

SOMERSET

PARKING

TREMONT PLACE

STREET

SCHOOL

CHAPMAN

PROVINCE

PROVINCE CT.

CHURCH

ROSWORTH

BROOKFIELD

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

54 TEMPLE ST

(B.P.)

1-6226

Board of Appeal Referrals 5/25/83

Hearing: 6/7/83

Z-6228

Orient Heights Yacht Club
61 Bayswater Street, East Boston
at Gold Star Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect two-story addition.

Violation(s):

Off-street parking is insufficient.

Extension of pre-existing structure in flood hazard district.

Addition to right side of yacht club has been erected under temporary permit; however, it cannot be occupied. Neighborhood residents are vehemently opposed; concerns are parking and future expansion. Recommend denial without prejudice.

VOTED: In reference to petition Z-6228, Orient Heights Yacht Club, 61 Bayswater Street, East Boston, for two variances to erect a two-story addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Addition to right side of yacht club in a flood hazard district has been erected under temporary permit; however, it cannot be occupied. Neighborhood residents are vehemently opposed; their concerns are parking and future expansion. Petitioner must resolve these issues with residents.

Z-6228
61 BAYSWATER ST.
(E.B.)



Board of Appeal Referrals 5/25/83

Hearing: 6/14/83

Z-6234

Joseph Shaker

45 Vogel Street, West Roxbury
near Stimson Street

1½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: erect one-story addition to one-family dwelling.

Violation(s):

Side and rear yards are insufficient.

Small 4½' x 17' rear addition will provide needed kitchen space. Abutters support proposal. Recommend approval.

VOTED: In reference to petition Z-6234, Joseph Shaker, 45 Vogel Street, West Roxbury, for two variances to erect a one-story addition to a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Abutters support proposal. Side yard deficiency is existing; rear yard violation is minimal.



Z-6234
45 VOGEL ST.
(W.R.)

Board of Appeal Referrals 5/25/83

Hearing: 6/14/83

Z-6237

Local #12 Plumbers and Gasfitters Building Corp.
1230-1236 Massachusetts Avenue, Dorchester
near Clapp Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1

Purpose: change occupancy from truck terminal and garage to office,
training center, and hall.

Violation(s):

Trade school is conditional use.

Site is appropriate. Petitioner has reviewed proposal, apprentice plumber training program, with neighbors and community groups. School is certified by the State. Adequate parking facilities are provided. There is no opposition. Recommend approval.

VOTED: In reference to petition Z-6237, Local #12 Plumbers and Gasfitters Building Corp., 1230-1236 Massachusetts Avenue, Dorchester, for a conditional use for change of occupancy from truck terminal and garage to office, training center, and hall in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Site is appropriate. Petitioner has reviewed proposal, apprentice plumber training program, with neighbors and community groups. School is certified by the State. Adequate parking facilities are provided.

Z-6237

1230-1236 MASSACHUSETTS
(DOR.) AVE.



Board of Appeal Referrals 5/25/83

Hearing: 6/14/83

Z-6239
Stuart Schrier
20 Arion Street, Dorchester
near Columbia Road

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from three- to four-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Occupancy has existed for many years. No opposition. Recommend approval.

VOTED: In reference to petition Z-6239, Stuart Schrier, 20 Arion Street, Dorchester, for a forbidden use and two variances for change of occupancy from three- to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Occupancy has existed for many years.



Z-6239
20 ARION ST.
(DOR.)

Board of Appeal Referrals 5/25/83

Hearing: 6/7/83

Z-6240
Thomas McDonough
574 East Broadway, South Boston
near H Street

Three-story row structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Occupancy is consistent with surrounding properties. Abutters support petition. Recommend approval.

VOTED: In reference to petition Z-6240, Thomas A. McDonough, 574 East Broadway, South Boston, for a forbidden use and two variances to legalize occupancy for three apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Occupancy is consistent with surrounding properties. Abutters support petition.



LINDEN STREET

FOURTH STREET

FIFTH STREET

STREET

574 EAST BROADWAY (S.B.)

Z-6240

STREET

ST. GEORGE ALBANIAN ORTHODOX CATHEDRAL

SOUTH BOSTON MUNICIPAL BUILDING

HIGH ENGLAND TELEPHONE COMPANY

STREET

STREET

EAST STREET

H STREET PL.

THIRD STREET

BROADWAY

SOUTH BOSTON BRANCH BOSTON PUBLIC LIBRARY

STREET

EMERSON STREET

BURNHAM PL.

CHOATE BURNHAM EL. SCHOOL

STREET

BARNARD PL.

SCHAEFFEL PL.

COND STREET

STREET

SECOND STREET

STREET

BAY STATE PL.

STREET

Board of Appeal Referrals 5/25/83

Hearing: 6/14/83

Z-6241
Paul J. Gulley
20 Glenburnie Road, West Roxbury
near Cerdan Avenue

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: erect one-story addition to one-family dwelling.

Violation(s):

Side yard is insufficient.

Addition will be used as laundry room. Violation is minimal. No response from abutters. Recommend approval.

VOTED: In reference to petition Z-6241, Paul J. Gulley, 20 Glenburnie Road, West Roxbury, for a variance to erect a one-story addition to a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Violation is minimal.



20 GLENBURNIE RD
(W.R.)
Z-6241

Board of Appeal Referrals 5/25/83

Hearing: 6/7/83

Z-6244
Bromizio N. V.
Anthony O. Gordon
36-66 Cornhill, Boston

Five-story structure

District(s): apartment _____ general business B-8 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from sidewalk restaurant, beauty salon, photo lab, offices, and stores to sidewalk restaurant, take-out restaurant, beauty salon, photo lab, offices, and stores.

Violation(s):

Take-out restaurant is conditional use.

Ancillary seating facility is conditional use.

Take-out facility would have a detrimental effect on the location. Recommend denial.

VOTED: In reference to petition Z-6244, Bromizio N.V., 36-66 Cornhill, Boston, for two conditional uses for change of occupancy from sidewalk restaurant, beauty salon, photo lab, offices, and stores to sidewalk restaurant, take-out restaurant, beauty salon, photo lab, offices, and stores in a general business (B-8) district, the Boston Redevelopment Authority recommends denial. Take-out facility would have a detrimental effect on the location.



Z-6244

36-66 CORNHILL
(B.P.)

Board of Appeal Referrals 5/25/83

Hearing: 6/7/83

Z-6251
A. Wendell Duffy, Trustee
Regal Realty Trust
249-257 A Street, South Boston
at Binford Street

Six-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-4

Purpose: change occupancy from manufacturing to 35 artists' work-residence studios and office space.

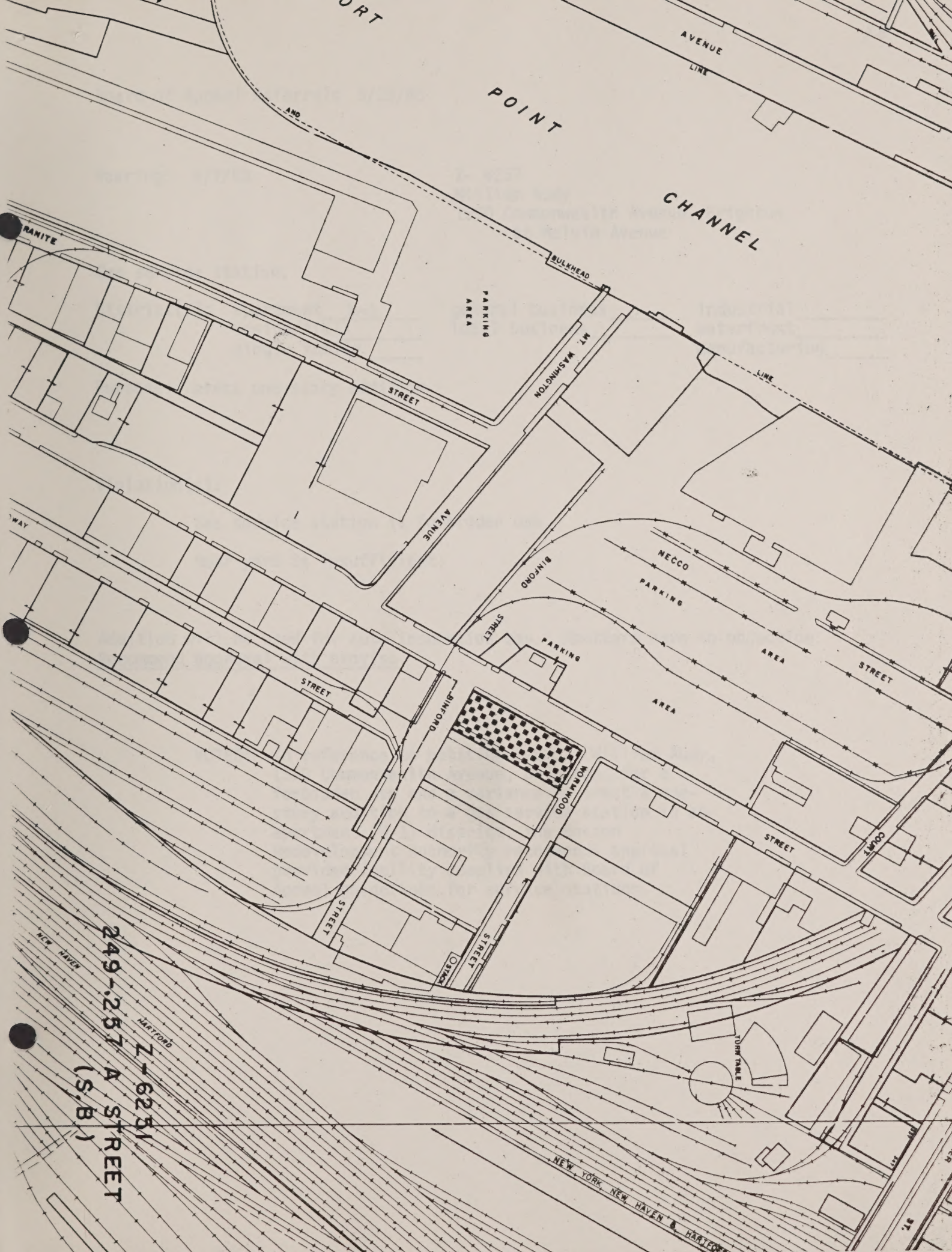
Violation(s):

Multi-family dwelling is conditional use.

Off-street parking is insufficient.

Last month the Authority recommended denial of a similar petition and Board of Appeal dismissed it without prejudice. The South Boston community has met with developer's representatives and are now amenable to the proposal.
Recommend approval with provisos.

VOTED: In reference to petition Z-6251, A. Wendell Duffy, Trustee, 249-257 A Street, South Boston, for a conditional use and a variance for change of occupancy from manufacturing to 35 artists' work-residence studios and office space in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval with the following provisos: that occupancy comply with health and safety requirements for residential use; that no more than one-third of space in rental units be used for residential purposes; that plans be submitted to the Authority for design review.



PORT

AVENUE
LINE

POINT

CHANNEL

GRANITE

BULKHEAD

PARKING
AREA

STREET

MT. WASHINGTON

LINE

AVENUE

BINFORD

NECCO
PARKING

AREA

STREET

PARKING

STREET

STREET

BINFORD

WOODMONT

STREET

COURT

STREET

STREET

TURN TABLE

NEW YORK, NEW HAVEN & HARTFORD

HARTFORD

Z-6231

249-257 A STREET
(S.B.)

Board of Appeal Referrals 5/25/83

Hearing: 6/7/83

Z- 6257
William Audy
1550 Commonwealth Avenue, Brighton
at Melvin Avenue

Gas service station.

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: erect one-story addition.

Violation(s):

Gas service station is forbidden use.

Rear yard is insufficient.

Addition will be used for auto inspection bay. Abutters have no objection.
Recommend approval with proviso.

VOTED: In reference to petition Z-6257, William Audy, 1550 Commonwealth Avenue, Brighton, for a forbidden use and a variance to erect a one-story addition to a gas service station in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided facility complies with Board of Appeal guidelines for service stations.



1550 COMMONWEALTH AVE.
(BR 1.)

Z-6257

